

113.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 650,100 /

USE VALUE: 650,100 /

ASSESSED: 650,100 /

Total Card /

Total Parcel

650,100

650,100

650,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Owner 1:	CURRAN MARTHA A
Owner 2:	
Owner 3:	
Street 1:	41 HUNTINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	LOSEN DANIEL J/ETAL -
Owner 2:	NOVOGRODSKY SARAH T -
Street 1:	41 HUNTINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,441 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1136 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6441		Sq. Ft.	Site		0	70.	0.95	6									429,260						429,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6441.000	218,400	2,400	429,300	650,100
Total Card	0.148	218,400	2,400	429,300	650,100
Total Parcel	0.148	218,400	2,400	429,300	650,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	572.17	/Parcel:	572.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,400	2400	6,441.	429,300	650,100	650,100	Year End Roll	12/18/2019
2019	101	FV	198,600	2400	6,441.	423,100	624,100	624,100	Year End Roll	1/3/2019
2018	101	FV	198,600	2400	6,441.	325,000	526,000	526,000	Year End Roll	12/20/2017
2017	101	FV	198,600	2400	6,441.	306,600	507,600	507,600	Year End Roll	1/3/2017
2016	101	FV	198,600	2400	6,441.	282,100	483,100	483,100	Year End	1/4/2016
2015	101	FV	187,600	2400	6,441.	263,700	453,700	453,700	Year End Roll	12/11/2014
2014	101	FV	187,600	2400	6,441.	242,800	432,800	432,800	Year End Roll	12/16/2013
2013	101	FV	187,600	2400	6,441.	242,800	432,800	432,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOSEN DANIEL J/	1278-104		12/12/2003		394,000	No	No		
SCHIFF ANDREW/E	1129-22		7/1/1994		188,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2016	1103	New Wind	2,138	C				
8/19/2004	761	Re-Roof	5,995	C				re-shingle

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	197	PATRIOT
5/12/2004	MLS	HC	Helen Chinal
2/4/2000	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1:	71709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	23:16:10

LAST REV

Date	Time
09/25/18	15:09:47
apro	
8725	

Total AC/HA:

0.14787

Total SF/SM:

6441

Parcel LUC:

101

One Family

Prime NB Desc:

ARLINGTON

Total:

429,260

Spl Credit

Total:

429,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

